

**BUILDING DEPARTMENT
(847) 395-9462
FAX: (847) 395-9482**

SHEDS – RESIDENTIAL

CALL J.U.L.I.E. (800-892-0123) Before DIGGING

Below you will find a summary of code requirements for sheds the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY**. You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your shed. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

WHAT REQUIREMENTS DO I HAVE TO FOLLOW?

- Remove all vegetation and install moisture barrier before placing shed floor.
- Submit a detail indicating stud sizes, floor joist size, rafter size and spacing.
- Concrete slabs shall be a minimum of 4" thick on top of a minimum of 4" CA-6 gravel.
- All sheds shall be ventilated
- All trim and siding shall be sealed or painted before final inspection.
- Every storage shed shall be secured to the ground at all corners to prevent lateral movement and uplift, which may consist of screw in anchors, steel posts on inside corners, or anchor bolts to concrete floor.
- Storage Sheds may not be larger than the primary residence, nor shall shed, in addition to primary residence and all other structures (including in-ground swimming pools), occupy more than 35% of the lot area.
- Maximum allowed height is 18' above grade to the highest point of the shed.
- Any electrical work shall be detailed on plans at time of submittal.

WHAT MATERIALS ARE ALLOWED

- All supports, floor framing, decking and sill plates shall be pressure treated lumber.

WHERE CAN MY SHED BE LOCATED?

- Sheds may not be placed in any easements.
- A 5' rear yard setback, a 3' side lot setback, and placement of 8' from the home is required on any shed.
- Property lines are to be located prior to on-site inspections

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Application for Building Permit
- Four (4) copies of a Certified Plat of Survey showing all existing structures with the proposed location of the shed drawn to scale, with the shed dimensions and setbacks
- Submit a copy of shed brochure and materials list
- Include a copy of plan showing structural members with all measurements.
- Homeowner's Association Review Letter, if applicable
- Copy of electrician registration/license, or an Affidavit from the homeowner stating that they are performing their own electric work

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

WHAT INSPECTIONS ARE REQUIRED?

1. On-site inspection required as a condition of permit issuance. Shed location to be clearly marked with J.U.L.I.E. locates in place.
2. Completion inspection including method of anchoring.

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER

_____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date